
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Cleveland Park Historic District	<input type="checkbox"/> Agenda
Address:	3212 Porter Street, NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	January 26, 2012	<input checked="" type="checkbox"/> Alteration
Case Number:	12-085	<input type="checkbox"/> New Construction
Staff Reviewer:	Amanda Molson	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Konstantinos Siozios, with plans prepared by Carmel Greer of District Design, LLC, requests concept approval for a rear dormer addition and reconfiguration of the rear yard parking at 3212 Porter Street, NW in the Cleveland Park Historic District.

Property Description

Constructed in 1925, 3212 Porter Street, NW is a two-story plus basement residence designed in the Craftsman style. The house features a side gable roof, front dormer, and porch typical of the era and style. The driveway currently leads to a parking space with a covered roof attached to the side of the house. The rear elevation of the house features a screened porch of more recent vintage, with steps leading to the backyard. The carport is visible from Porter Street, and the screened porch is somewhat visible due to the side yard opening between the subject property and 3210. However, these elements are set back rather far from the street, and views from the rear are obscured due to the landlocked nature of this square.

Proposal

The applicants propose to construct a new shed dormer at the rear in order to provide increased living space on the second floor. The rear dormer would be the same height as the front dormer, and it would be set in by several feet on each side. The existing screened porch would be converted into an enclosed room, and the carport would be removed. Parking would be provided in a new garage area set into the grade of the backyard. A new deck would be constructed above the parking area.

Evaluation

The addition of a rear shed dormer is generally a compatible way to provide increased living space in a house with a side gable roof, and the Board has approved a number of these additions in Cleveland Park and in other neighborhoods with bungalow houses. It is likely that there will some visibility of the new shed dormer from Porter Street, given the separation of this house from 3210. However, the side setbacks, location at the rear of the property, and compatible design will ensure that it will be compatibly placed, scaled and designed for this type of house.

The existing carport is a very simple structure with a corrugated roof that does not contribute to the character of this property or the historic district; its removal raises no issues. The proposed parking solution places cars out of view from the street, and the proposal to rehab the existing screened porch with shingles and multi-lite windows to match the main body of the house is compatible in materials and detailing.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff.